

## \$399,900 - 1620 Tomlinson Common, Edmonton

MLS® #E4435596

**\$399,900**

2 Bedroom, 1.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Terwillegar Towne, Edmonton, AB

Great opportunity in Terwillegar Towne! This fantastic 2-storey half duplex, located across from a park, contains 2 bedrooms, 1.5 baths, unfinished basement for future development and has a bathroom plumbing roughed-in also. There is a single car detached garage with a back lane. Has a backyard and no condo fees! Enjoy your backyard starting on a large good size deck drinking your morning coffee. The main floor is open, spacious and bright. The main floor contains living room, dining room, kitchen, 2 pcs bath and back door entry. The flooring is hardwood. The second floor has 2 large bedrooms, washer, dryer and 4 pcs bath. Has carpets and linoleum. All appliances included and also has central vac with attachments and vents. The high-efficient furnace is approximately 4 years old, water tank 4 yrs old approx. Roof on house and garage are about 5 yrs old approx. Great potential for first-time buyer or downsizing. Enjoy!

Built in 2000

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435596  |
| Price     | \$399,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,350         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1620 Tomlinson Common |
| Area        | Edmonton              |
| Subdivision | Terwillegar Towne     |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 2Y7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Esther Starkman School |
| Middle     | Esther Starkman School |
| High       | Lillian Osborne School |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 14       |
| HOA Fees       | 175           |
| HOA Fees Freq. | Annually      |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2025 at 3:47am MDT